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021992

LYLE M. CUTCHIN and INGEBORG E. CUTCHIN, husband and wife, of 2681 Coconut Drive, Sanibel Island, Lee County, Florida, for consideration paid, release to Lyle M. Cutchin and Ingeborg E. Cutchin, as Co-Trustees of the Lyle M. and Ingeborg E. Cutchin Trust, 2681 Coconut Drive, Sanibel Island, Lee County, Florida, the land in Waterville, Kennebec County, State of Maine, described as follows:

NO TRANSFER  
TAX PAID

PARCEL ONE:

A certain lot or parcel of land situate in Waterville aforesaid and bounded and described as follows, to wit: Lot numbered Ten (10) according to a plan of Beverly Hills made for Charles F. Poulin by Harry E. Green, C.E. dated January 7, 1946, and recorded in the Kennebec County Registry of Deeds in Plan Book 15, Page 3, to which plan reference is hereby made for a more particular description of the lot herein conveyed.

The above described parcel of land is conveyed subject to the following restrictions lettered from A to I which will be binding upon the said grantees and all persons claiming or holding under or through said grantees, and said restrictions shall be deemed as covenants running with the title to said land:

(A) That said land shall be used only for residential purposes, and not more than one residence and the outbuildings thereof, such as a garage, shall occupy said land or any part thereof, at any one time, nor shall said lot be subdivided or so sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes;

(B) That no house for more than two families, and that no house costing less than Four Thousand Five Hundred (\$4,500.00) Dollars shall be built upon said lots; and that no building, or extension to such building, shall be erected or placed on any part of said land nearer to the street line which said building faces than Twenty-Five (25) feet;

(C) That any outbuildings including garages, shall not be erected nearer to the street line upon which the house constructed or to be constructed on said lot shall face than the front part of the main building erected or to be erected on said lot or lots;

(D) That no placards or advertising signs other than such as relate to the sale or leasing of said lot or lots shall be erected or maintained on said lot or lots or any building thereon;

(E) That no fence or construction of any kind other than a dwelling shall at any time be erected in any position to interfere with view from residences on adjoining lots;

(F) That no cows, horses, goats, swine, hens, or dog kennels shall at any time be kept or maintained on said lot or lots or in any building thereon;

(G) That if the owner of two or more contiguous lots desires to improve said lots as one lot, insofar as such contiguous lots are concerned, the foregoing covenants of restriction shall be construed as applying to a single lot;

(H) That no house or other building shall be erected or placed upon said land nearer to the lines of said land than six (6) feet, and in addition, the following shall be applicable to buildings erected or placed on lots numbered 5, 6 and 32;

(1) No houses, extensions thereto, outbuildings, including garages; or other buildings, shall in any case be erected on lots numbered Five (5) and Six (6) nearer to the Sidney Road than Twenty-Five (25) feet;

(2) No house, extension thereto, outbuildings, including garages, or other buildings, shall be erected on lot numbered Thirty-Two (32) nearer to both Franklin Street and Roland Street than Twenty-Five (25) feet;

The restrictions in this paragraph shall not in any way affect those set forth in paragraphs lettered B and C.

(I) Said lot is conveyed with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and applicable to all lots hereafter to be sold by the said Charles F. Poulin on a plan of lots known as Beverly Hills, in Waterville, Maine, aforesaid, and for a violation of the terms hereof, or any of them, by the said grantees herein named, or any person or persons holding or claiming by, under or through the aforesaid grantees, the right is expressly reserved to the said Charles F. Poulin, his heirs and assigns, or the owner of any lot or lots on said plan of lots known as Beverly Hills to proceed at law or in equity to compel compliance with the terms thereof. Charles F. Poulin shall not be held responsible for the enforcement of the foregoing restrictions.

Being the same premises conveyed by Warranty Deed from James E. Welch et al. dated May 25, 1950 and recorded in the Kennebec County Registry of Deeds, Book 897, Page 203.

PARCEL TWO:

Beginning at an iron pin on the southerly side of Franklin Street in Waterville, County of Kennebec, and State of Maine marking the northeasterly corner of land belonging to Lyle M. Cutchin et al.; thence traveling in a easterly direction a distance of 60 feet along Franklin Street to an iron pin; thence turning at an angle to the right and traveling in a southerly direction approximately 205 feet more or less to an iron pin; thence traveling northerly along said Cutchins' easterly line a distance of approximately 205 feet more or less to the point of beginning. Being a triangular piece of land.

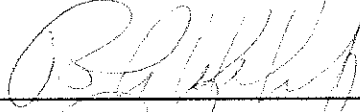

Being a part of lot 109, City of Waterville, Plan Book Page 32.

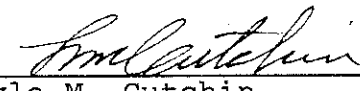
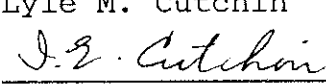
Being a part of the same property deeded to Harold A. Labbe, Inc. recorded in the Kennebec County Registry of Deeds from Harold A. Labbe. Harold A. Labbe having received said property by virtue

of a deed from Charles F. Poulin, dated August 29, 1946 and recorded in the Kennebec Registry of Deeds, Book 831, Page 450. This property being subject to the restrictions therein.

LYLE M. CATCHIN and INGEBORG E. CATCHIN, husband and wife, release all rights in the premises being conveyed.

Witness our hands and seals this 25<sup>th</sup> day of August, 1987.

  
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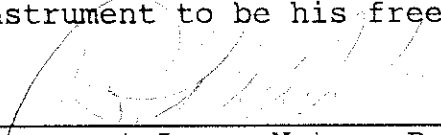
  
\_\_\_\_\_  
Lyle M. Catchin  
  
\_\_\_\_\_  
Ingeborg E. Catchin

THE STATE OF MAINE

Somerset, ss.

August 25, 1987

Then personally appeared the above named LYLE M. CATCHIN and acknowledged the foregoing instrument to be his free act and deed,

Before me,   
\_\_\_\_\_  
Attorney at Law - Notary Public  
Roger A. Walck

RECEIVED KENNEBEC SS.

1987 AUG 26 AM 9:00

RECORDED FROM ORIGINAL